



Price

£600,000

Freehold

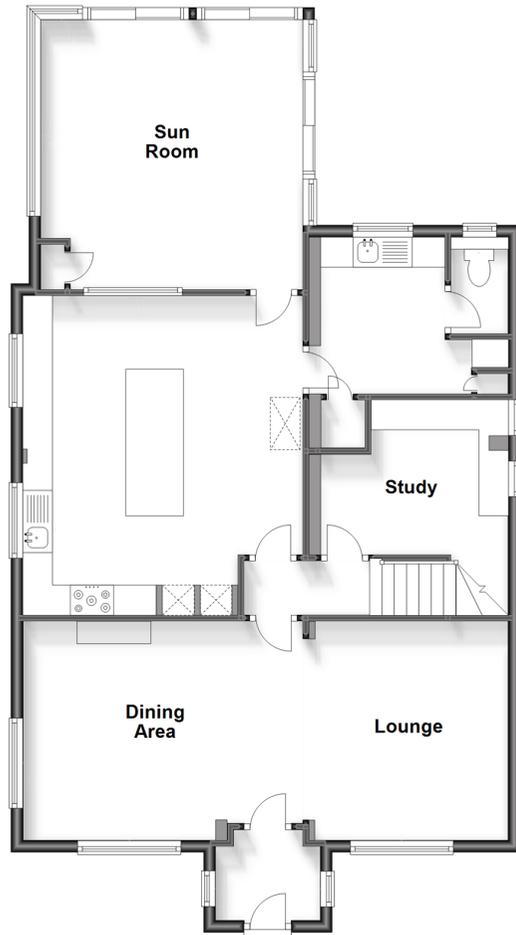
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**Stourmouth Road,
Preston, Canterbury,
Kent, CT3**

Wards
Helping you move forwards

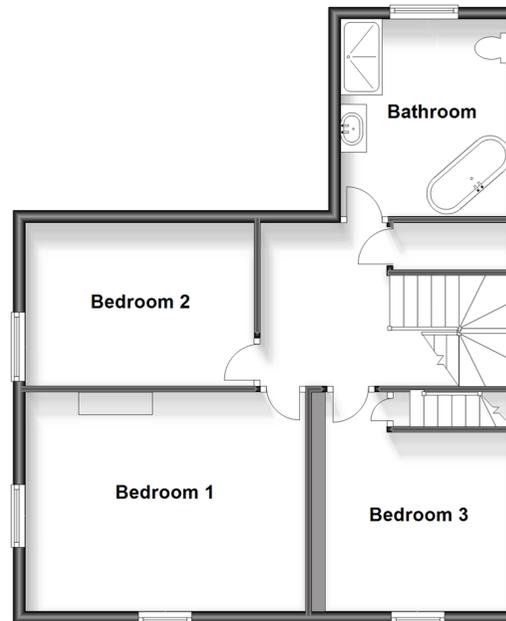
Ground Floor

Approx. 100.6 sq. metres (1083.2 sq. feet)



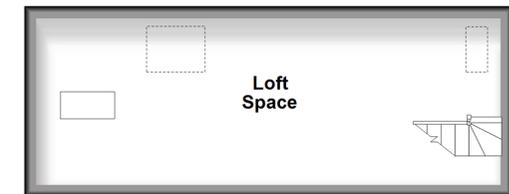
First Floor

Approx. 62.8 sq. metres (676.2 sq. feet)



Loft

Approx. 21.8 sq. metres (234.4 sq. feet)



Accommodation

GROUND FLOOR

- Entrance Porch
- Lounge: 12'0 x 10'7 (3.66m x 3.23m)
- Dining Area: 15'6 maximum x 12'11 maximum (4.73m x 3.94m)
- Inner Hall
- Study: 16'6 x 11'10 (5.03m x 3.61m)
- Kitchen/ Breakfast Room: 20'2 x 16'7 (6.15m x 5.06m)
- Utility Room
- Separate Toilet
- Sun Room: 18'0 x 16'6 (5.49m x 5.03m)

FIRST FLOOR

- Landing
- Bedroom 1: 15'7 x 12'4 (4.75m x 3.76m)
- Bedroom 2: 17'1 x 12'4 (5.21m x 3.76m)
- Bedroom 3: 16'11 x 15'11 (5.16m x 4.85m)
- Bathroom

LOFT

- Loft Room: 31'0 x 10'0 (9.46m x 3.05m)

OUTSIDE

- Front Garden
- Driveway
- Rear Garden



Main features

- Amazing views over farmland
- Sunny rear garden with side access
- Newly fitted kitchen with Bosh appliances
- Driveway offers parking for multiple cars, side access allows parking for larger vehicles
- Within walking distance of the sought-after village of Preston

Nearest Schools

Primary Schools: Preston Primary 0.4 miles, Chislet C of E Primary 2.4 miles, Wickhambreaux C of E Primary 2.6 miles
Secondary Schools: Spires Academy 3.5 miles, King Ethelbert School 6.1 miles

Transport Information

Train Stations: Sturry 4.8 miles, Herne Bay 6.1 miles, Canterbury West 6.8 miles

Address

Stourmouth Road, Preston, Canterbury, Kent, CT3

Directions

For directions to this property please contact us.



Wards
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Call Canterbury Branch 01227 766669 ■ wardsofkent.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

EPC RATING	CURRENT:	POTENTIAL:
	F(26)	B(36)

16002768/20231016/MW/MW